

# Department of Planning, Building and Code Enforcement

## HARRY FREITAS, DIRECTOR

# **Newly Filed Projects**

05/25/2015 to 05/29/2015

FINAL 6/1/2015

**Planned Development** 

1 PD15-024 Work Code: None Manager: Elizabeth Schuller

APN: 25455006 Tech: Dylan Parker Engineer: N/A

SNI area: No District: 3 Owner: SCS DEVELOPMENT CO

RDA Area: No FloodZone: No Planned Community: No

Zone: A(PD) GP: Urban Village Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 4.92 Previous Files: PT15-027, PRE13-073, PRE12-068

Growth Area Type: Urban Village

Location: approximately 520 feet northerly of Dobbin Drive

Address: 1875 DOBBIN DR

Description: Planned Development Permit to construct 101 attached single family residences on a 4.92 gross acre site

2 PDA14-005-05 Work Code: None Manager: Rebecca Bustos

APN: Tech: Lara Tran Engineer: N/A

SNI area: No District: 2 Owner: HGST INC DAVID KOURY

RDA Area: Edenvale FloodZone: No Planned Community: No

Zone: IP(PD) GP: Industrial Park Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 176.29 Previous Files:

Growth Area Type: Employment Area

Location: within the area generally bounded by Cottle Road, Monterey Highway, Highway 85 and Manassas Road

Address: 5601 GREAT OAKS PY Building 13

Description: Planned Development Amendment to modify an existing 84,070 square feet (1.93 acre) site to include basketball courts, handball courts, bocce ball courts, and volleyball courts, and passive spaces with adjustments to the

parking, grading, and stormwater runoff on a 176.29 gross acre site

3 PDA83-002-03 Work Code: Multi-Family Lot Manager: Jason Rogers

APN: Tech: Aparna Ankola Engineer: N/A

SNI area: Tully-Senter District: 7 Owner: TAURUS ONE INVESTMENT LLC

RDA Area: Redevelopment SNI Aı FloodZone: N/A Planned Community: No Zone: A(PD) GP: Mixed Use Neighborho Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 11.17 Previous Files:

Growth Area Type:

Location: NE/C TULLY DR/LUCRETIA AV\*TULLY DR\*LUCRETIA AV

Address: 995 TULLY RD

Description: Planned Development Permit Amendment to allow the removal of one(1) Willow tree, approximately 63 inches

in circumference

# Site Development

4 H15-024 Work Code: None Manager: Avril Baty

APN: 43427117 Tech: Maggie Suson-Nale Engineer: N/A

SNI area: No District: 6 Owner: MAXEY ARTHUR E TRUSTEE

RDA Area: No FloodZone: No Planned Community: No Zone: R-2 GP: Urban Residential Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: .2613 Previous Files:

Growth Area Type:

Location: Northeast corner of Northern Road and Cross Way, approximately 530 feet north of Willow Glen Way

Address: 445 NORTHERN RD

Description: Site Development Permit to allow the conversion of a single-family residence to duplex in the R-2 Residential

zoning district on .2613 gross acre site

5 H15-025 Work Code: None Manager: Avril Baty

APN: 27948007 Tech: Dylan Parker Engineer: N/A

SNI area: No District: 1 Owner: UNITY HEALTH CARE WRKS CORP

RDA Area: NO FloodZone: No Planned Community: No Zone: CO GP: Neighborhood/Commu Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: .348 Previous Files:

Growth Area Type:

Location: northwest corner of Moorpark Avenue and La Maison Drive

Address: 2995 MOORPARK AV

Description: Site Development Permit to allow the construction of a security gate and three (3) new parking spaces adjacent

to the gate on a .348 gross acre site

6 H15-026 Work Code: None Manager: John Tu
APN: 45523108 Tech: Lara Tran Engineer: N/A

SNI area: No District: 7 Owner: KT 2 STONE LLC

RDA Area: No FloodZone: No Planned Community: No Zone: HI GP: Heavy Industrial Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 4.64 Previous Files: ER15-002, C14-037, PRE14-063

Growth Area Type:

Address: 1850 STONE AV

Description: Site Development Permit to construct a self storage (101,956 square feet) facility with a two-story office/residential building (3,496 square feet) for a total of 105,452 square feet on a 4.64 gross acre site

7 HA97-064-02 Work Code: Commercial Lot Manager: Emily Lipoma

APN: 28413001 Tech: Justin Daniels Engineer: N/A

SNI area: No District: 6 Owner: KIM YOUN SOOK

RDA Area: No FloodZone: N/A Planned Community: No

Zone: CP GP: Neighborhood/Commu Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No Gross Acres: 1 Previous Files: AD15-504, AD15-229, AD14-1291, PRE14-003

Growth Area Type:

Address: 1111 MERIDIAN AV

Description: Live Tree removal for one (1) California Pepper Tree that is 190" in circumference, located on a commercial lot.

Tentative Map

8 AT15-026 Work Code: Manager: Avril Baty

APN: 42903010 Tech: Lara Tran Engineer: N/A

SNI area: No District: 6 Owner: STECK JOHN A AND SHIRLEY K TRUSTEE

RDA Area: No FloodZone: No Planned Community: No Zone: R-1-8 GP: Residential Neighborho Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 0.40 Previous Files:

Growth Area Type:

Location: approximately 700 feet southwest on Curtiss Avenue

Address: 1215 CURTISS AV

Description: Lot Line Adjustment between two (2) parcels on a 0.40 gross acre site

9 PT15-027 Work Code: Vesting Map Manager: Elizabeth Schuller

APN: 25455006 Tech: Dylan Parker Engineer: N/A

SNI area: No District: 3 Owner: SCS DEVELOPMENT CO

RDA Area: No FloodZone: No Planned Community: No

Zone: A(PD) GP: Urban Village Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 4.92 Previous Files: PD15-024, PRE13-073, PRE12-068

Growth Area Type: Urban Village

Location: approximately 520 feet northerly of Dobbin Drive

Address: 1875 DOBBIN DR

Description: Planned Development Vesting Tentative Map to split one (1) lot into 19 parcels for residential uses on a 4.92

gross acre site

10 PT15-028 Work Code: Vesting Map Manager:
APN: 26415024 Tech: Dylan Parker Engineer: N/A

SNI area: Burbank/Del Monte District: 6 Owner: SAN JOSE MIDTOWN DEVEL LLC

RDA Area: San Carlos FloodZone: No Planned Community: Midtown Zone: HI GP: Transit Residential Near a Waterway(<300ft): N/A

Impervious Surface: N/A Historic Inventory: N/A Historic Dist: No

Gross Acres: N/A Previous Files: PD15-022, PDC14-032, PRE13-138

Growth Area Type: Specific Plan Area

Location: south side of West San Carlos Street, approximately 500 feet easterly of Sunol Street

Address: 740 WEST SAN CARLOS ST

Description: Planned Development Vesting Tentative Map Permit to combine two (2) lots into one (1) on a 1.06 gross acre

site

11 PT15-029 Work Code: Vesting Map Manager: David Fong

APN: 26139045 Tech: Dylan Parker Engineer: N/A

SNI area: Burbank/Del Monte District: 6 Owner: SAN JOSE MIDTOWN DEVELOPMENT

RDA Area: NO FloodZone: No Planned Community: Midtown Zone: CIC GP: Urban Residential, Mix Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 1.30 Previous Files: PD15-023, PDC14-033, PRE13-196

Growth Area Type: Specific Plan Area

Address: 270 SUNOL ST

Description: Planned Development Vesting Tentative Map to combine two (2) lots into one (1) on a 1.30 gross acre site

#### Tree Removal

12 TR15-167 Work Code: SF Lot - on private lot Manager: Emily Lipoma

APN: 68515059 Tech: Dylan Parker Engineer: N/A

SNI area: No District: 10 Owner: HUSSEY ROBERT G AND PAULA F TRUSTE

RDA Area: No FloodZone: N/A Planned Community: No Zone: R-1-8(PD) GP: Residential Neighborho Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: .32 Previous Files:

Growth Area Type:

Location: 28 PARK WARREN PLACE Address: 28 PARK WARREN PL

Description: Live Tree Removal Permit to remove one (1) Podocarpus Tree 75' in circumference and one (1) Camphor Tree

69" in circumference on a 0.32 gross acre site

13 TR15-216 Work Code: SF Lot - on private lot Manager: Emily Lipoma

APN: 09213032 Tech: Lara Tran Engineer: N/A

SNI area: No District: 4 Owner: PALUSO STEVE AND BARBARA TRUSTEE

RDA Area: No FloodZone: N/A Planned Community: No Zone: R-1-8 GP: Residential Neighborho Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 0.24 Previous Files:

Growth Area Type:

Address: 2878 ROSARIO CT

Description: Unsuitable Tree Removal Permit to allow the removal of one (1) Eucalyptus tree approximately 72 inches in circumference, located in rear yard of a single-family detached residence on an approximately 0.24 gross acre site, in the

R-1-8 Single-Family Residence Zoning District

14 TR 15-217 Work Code: SF Lot - on private lot Manager: Emily Lipoma

APN: 23042035 Tech: Lara Tran Engineer: N/A

SNI area: No District: 6 Owner: KOVACH-LONG SANDRA J AND MICHAEL

RDA Area: No FloodZone: N/A Planned Community: No Zone: R-1-8 GP: Residential Neighborho Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 0.17 Previous Files:

Growth Area Type:

Address: 927 ELM ST

Description: Unsuitable Tree Removal Permit to allow the removal of one (1) Eucalyptus tree approximately 106 inches in circumference, located in rear yard of a single-family detached residence on an approximately 0.17 gross acre site, in the

R-1-8 Single-Family Residence Zoning District

15 TR15-218 Work Code: SF Lot - on private lot Manager: Emily Lipoma

APN: 37201022 Tech: Jan Warne Engineer: N/A

SNI area: No District: 1 Owner: COBB NICOLAS B AND SUWEI

RDA Area: No FloodZone: N/A Planned Community: No Zone: R-1-8 GP: Residential Neighborho Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: .25 Previous Files:

Growth Area Type:

Address: 1024 AVONDALE ST

Description: Tree removal permit for 3 trees on a1/4 acre single family lot.

16 TR15-219 Work Code: Commercial Lot Manager: Jason Rogers

APN: 49740002 Tech: Aparna Ankola

SNI area: No District: 7 Owner: MEILICH ARLENE F TRUSTEE

Engineer: N/A

RDA Area: SNI FloodZone: N/A Planned Community: No Zone: CP GP: Neighborhood/Community: No Near a Waterway (<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 0.7 Previous Files:

Growth Area Type:

Address: 590 TULLY RD

Description: Tree Removal Permit to allow the removal of two (2) ordinance sized trees, approximately 57 and 60 inches in circumference, and located on an existing gas station development (Valero Gas) on a 0.7 gross acre site in the CP Commercial Pedestrian zoning district. The project also includes the removal of four(4) non-ordinance sized trees, approximately 53 (2), 54 and 55 inches in circumference.

#### **Conditional Use**

17 CP15-035 Work Code: Other Manager: Jennifer Piozet
APN: 26412033 Tech: Dylan Parker Engineer: Hayde Pacheco

SNI area: Burbank/Del Monte District: 6 Owner: GREEN VALLEY CORP / BARRY SWENSON

RDA Area: SNI FloodZone: No Planned Community: Midtown Zone: HI GP: Combined Industrial/Co Near a Waterway(<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 2.03 Previous Files: PRE14-177

Growth Area Type: Specific Plan Area

Location: southeast corner of Lincoln Avenue and Auzerais Avenue

Address: 460 LINCOLN AV

Description: Conditional Use Permit to allow for tenant improvements to an existing 41,105 sq. ft. warehouse and for retail

sales associated with a coffee roasting company, brewery, and bike shop on a 2.03 gross acre site.

18 CP15-039 Work Code: Other Manager: Avril Baty

APN: 47210058 Tech: Dylan Parker Engineer: N/A SNI area: No District: 7 Owner: RJ POLAR INC

RDA Area: Olinder FloodZone: No Planned Community: No Zone: IP GP: Combined Industrial/Co Near a Waterway (<300ft): No

Impervious Surface: N/A Historic Inventory: No Historic Dist: No

Gross Acres: 0.47 Previous Files: C14-069

Growth Area Type:

Address: 1299 STORY RD

Description: Conditional Use Permit to allow a tented car detailing area at an existing gas station on a 0.47 gross acre site

### Single Family development

19 SF15-021 Work Code: Other Manager: Aparna Ankola

APN: 26454006 Tech: Aparna Ankola Engineer: N/A

SNI area: No District: 6 Owner: OCUMEN HAROLD AND KIM

RDA Area: No FloodZone: No Planned Community: No

Zone: R-1-8 GP: Residential Neighborho Near a Waterway(<300ft): N/A

Impervious Surface: N/A Historic Inventory: Yes Historic Dist: No

Gross Acres: 0.06 Previous Files:

Growth Area Type:

Address: 1029 LEONA CT

Description: Single Family House Permit (Historic Category 1) to allow a new 238 square foot addition to the first floor and a new 587 square foot addition to the second floor for an existing 780 square foot single-family residence, located on an approximately 0.06 gross acre site, in the R-1-8 Single-Family Residence zoning district. FAR<0.45. The property is located in the San Jose's Historic Resource Inventory as an Identified Structure.

20 SF15-022 Work Code: Other Manager: Susan Walsh

APN: 25920036 Tech: Aparna Ankola Engineer: N/A

SNI area: No District: 3 Owner: MAUBOUSSIN MARIE-LUCILE

RDA Area: No FloodZone: No Planned Community: No

Zone: R-1-8 GP: Residential Neighborho Near a Waterway(<300ft): N/A

Impervious Surface: N/A Historic Inventory: Yes Historic Dist: No

Gross Acres: 0.09 Previous Files:

Growth Area Type:

Address: 86 FOX AV

Description: Single-Family House Permit (Administrative Historic Category 1) to allow the demolition and re-construction of a 380 square foot detached garage, built in the same location, and located to the rear of an existing single-family residence on a 0.09 gross acre site in the R-1-8 Single Family Residence zoning district. The subject property is listed as an Identified Structure in the San Jose Historic Resources Inventory. No modifications are proposed to the existing single-family residence.